

Brentwood Planning Board

Minutes

October 6, 2016

Members Present: Bruce Stevens, Chair Mark Kennedy
 Steve Hamilton Lorraine Wells, Alternate
 Glenn Greenwood, Circuit Rider Planner

Also present: Nick Cricenti, Planning Board's professional fire suppression consultant

Minutes – Mail – Board Business

Chairman Stevens opened the meeting at 7:00 pm.

Motion made by Hamilton, 2nd by Kennedy to give Wells and St. Hilaire voting rights: all were in favor.

Greenwood handed out proposed zoning amendments to the Accessory Housing Ordinance, to bring Brentwood into compliance with the new state ordinance.

The 2017 – 2022 Capital Improvements Plan letter and worksheet will be sent to department heads, with a return date of December 1 to the Planning Board.

During the year 2017, a Recreation Facilities and an Existing and Future Land Use chapter will be prepared by the Rockingham Planning Commission as an update to Brentwood's Master Plan. Recreation has never been a stand-alone chapter, so the recreation chapter will cost \$6,000 and the RPC has a Targeted Block Grant program that can be applied for, up to \$3,000. This will be applied for, to offset some of the cost for this update. The Existing and Future Land Use Chapter will cost \$8,000. The State requires three specific section of any Master Plan: a visioning component, the existing land use chapter and the future land use chapter. Greenwood said the Master Plan is the foundation for anything the town is doing, and the CIP is part of that. He said in order to implement impact fees, towns need both a Master Plan and a Capital Improvements Plan.

Motion made by Kennedy, 2nd by Hamilton to go forward with the Master Plan Chapters proposed tonight: all were in favor.

Danna Truslow of Truslow Resource Counseling will be asked to come to a meeting, after the third round of surface water sampling has been completed, to discuss long range monitoring and the related costs.

The Board is in receipt of a letter from Building Inspector Kip Kaiser regarding non-compliance issues with Brentwood Park, LLC, tax map 209.014. Stevens would like to know how many unregistered vehicles are on sight, and is this an illegal junkyard. A letter will be sent to the BOS, that the site needs to be brought into compliance.

With regards to tax map 208.032, Sampson's Garage. St. Hilaire said that the State stopped issuing junkyard permits back in 2000, but that they are required to get a license annually from the town, and there is no permit on file at the town office. Stevens said the uses have expanded over the years, and the owner will be asked to come to the October 20 PB meeting, to discuss compliance issues.

Public Hearing: Site Plan Review: Creative Self-Storage - tax map 209.018

The Board is in receipt of a letter from the applicant, asking to continue this hearing to November 3.

Motion made by Hamilton, 2nd by Stevens to continue this hearing to November 3 at 7:00 pm: all were in favor.

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Nick Cricenti told members that he had worked for Brentwood Distribution when they first came to the PB back in 2007 (Cricenti was not an agent for the town at this time), and he asked if the Board thought it would be a conflict for him to review the upcoming application as the PB agent. Members agree that they have no issue with this, having the utmost trust in his professionalism. Cricenti thanked the Board.

Gary Garfield, George Orlych and Paul Hart spoke to the Board regarding compliance issues with the M & T site on Pine Road, (tax map 205.006). Hart is counsel for Inter Plast, who has purchased the property at 50 Pine Road. He said they also purchased the MTi company at this site, and will be wanting to expand, but understand that the site is not in compliance, from the work that Ras-Tech has been doing with the shingles. Kennedy said he personally cannot approve any site plan until the site is in compliance. Hart said any site plan application for expansion would include a covered asphalt storage area. Stevens said they have a legal right to present a plan. He said the PB encourages applicants to show as many buildings as they can so they don't have to keep coming back before the PB. Hart said they want to submit an amended site plan that would include the additional space, under cover, for the shingles, and Hamilton said that would work. Stevens said the shingles would have to be under cover before any final approval of an amended site plan and Hart asked if they needed to have the shingles under cover before they submitted an amended site plan and Stevens said no, but until that amended plan is approved they need to abide by the rules and regulations of the existing approved plan on file, and the process of the submission takes time, engineering, drawings, etc. Stevens said they are not suggesting new spots, but put the shingles under cover in the areas they have shown. Garfield said they may need to expand the covered area. Orlych said they need to fill the Quonset hut with a portion of the shingles. Stevens said the PB cannot authorize new pads for the shingles, but they can be added to their amended plan. He said they can fill the bunker and the two side structures, and Garfield said that will not take all that is there, that an amended site plan may show a new box for storage. Stevens said if they got 90 percent done before snow flies, then they could hire someone to haul the rest away. Hart, Orlych and Garfield thanked the Board for their time this evening.

Motion made by Hamilton, 2nd by Wells to approve the September 15 minutes: all were in favor.

Motion made by Hamilton, 2nd by Wells to adjourn at 8:40: all were in favor.

Respectfully submitted,

Kathy St. Hilaire
Administrative Assistant,
Planning Board